

1 STATE OF SOUTH CAROLINA * COURT OF COMMON PLEAS
 *
 2 COUNTY OF RICHLAND * TRANSCRIPT OF RECORD
 *
 3 -----X
 KIMBERLY WOODS, *
 *
 4 Plaintiff, *
 *
 5 vs. * Case No. 2024-CP-40-05001
 *
 6 GREENBRIER APARTMENTS, *
 *
 7 Defendant. *
 8 -----X

9 February 20, 2025

10 B E F O R E:

11 The Honorable William McGee, Presiding Judge

12 A P P E A R A N C E S:

13 Kimberly Woods, Pro Se Plaintiff

14 Cynthia Jackson
 15 On behalf of the Defendant

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 23 Recorded by: TEC Courtroom

24 Court Transcriber: Bobbi Fisher, RPR
 25 SC Official Court Reporter III

I N D E X

DESCRIPTION	PAGE
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E X H I B I T S

(None.)

COURT REPORTER LEGEND

Dash (--)	Indicates an interruption in speech
Ellipses (...)	Indicates trailing off in speech
(ph)	Indicates phonetic word
[Verbatim]	Indicates the word is said as written
(Indiscernible)[Transcription]	Indicates word(s) is not known due to audio recording quality

P R O C E E D I N G S

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THE COURT: All right. Next is Kimberly Woods versus Greenbrier Apartments. And this is a civil appeal. Let me pull this up real quick.

If y'all would introduce yourself for the record, I'd appreciate it.

MS. JACKSON: My name Cynthia Jackson, and I represent Greenbrier -- FAH Greenbrier, LLC, Apartments.

MS. WOODS: And I'm Kimberly Woods.

THE COURT: Ms. Woods?

MS. WOODS: Yes, sir.

THE COURT: All right. This is an appeal of a lower court order that...

Okay. All right. Ms. Woods, I've got all the documents that you submitted as well as the documents that were provided by the magistrate. And you are the appellant, and I'm happy to hear anything that you want me to consider in whether or not the lower -- the Magistrate's Order should be upheld or reversed.

MS. WOODS: Okay.

THE COURT: Yes, ma'am.

MS. WOODS: So I was trying to get it to where I would probably have to pay just for July, because I've been paying the rent since I've been there, and apparently, it wasn't -- it wasn't -- I can't get my words out.

1 THE COURT: Ms. Jackson?

2 MS. WOODS: It wasn't Ms. Jackson. She wasn't there yet.
3 The lady that was there, I was letting her know what was going
4 on with the changes of my job or whatever. So she was taking
5 the payments and all that stuff but still was sending me to
6 court.

7 THE COURT: Right.

8 MS. WOODS: When we finally went to court the last and
9 final time was when they told us that I had to start paying it
10 to the court office or whatever. So I've been paying it every
11 month since then with no problem.

12 THE COURT: Okay.

13 MS. WOODS: But for them to say that I wasn't paying and
14 saying my balance was 4,000-and-something dollars, that would
15 make it seem like I wasn't paying at all ---

16 THE COURT: Right.

17 MS. WOODS: --- since I've been there.

18 So when I went to the office to get, like, copies of
19 everything, you know, what I was paying ---

20 THE COURT: Yes, ma'am.

21 MS. WOODS: --- the lady that was there, she's no longer
22 there either. Candace, she had wrote everything down on what
23 I paid for May and June and what I needed to pay for July and
24 August, but by August, I was already paying to the court
25 office.

1 THE COURT: Right. So you've paid -- and here, the
2 records show that there was a bond -- I guess the bond to stay
3 an execution on appeal was issued August 28th, 2024. So, from
4 that point, you've been paying ---

5 MS. WOODS: Yes, sir.

6 THE COURT: --- and, according to you, you've made all the
7 payments.

8 MS. WOODS: Mm-hmm.

9 THE COURT: Is that your understanding, Ms. Jackson?

10 MS. JACKSON: Yes, sir.

11 THE COURT: Okay. And it -- does she still owe what the
12 Magistrate Court found that she still owed, or do your records
13 show that she is caught up or...

14 MS. JACKSON: No, it's showing -- so it shows on -- I
15 have the ledger. So the ledger says that, when she started
16 paying the \$1,388, she had a balance of \$5,184.

17 THE COURT: Okay.

18 MS. JACKSON: And then she made the payment of -- I guess
19 they have to make the payments between the 1st of the month
20 and the 5th, and then we pick them up. So, essentially, she
21 -- the previous manager picked up the payment on
22 September 8th, which left her with a balance of \$4,184, which
23 at that time, it continues to be around that, but with the
24 late fees every month, now she's accumulated a balance as of
25 today of \$4,994.00.

1 THE COURT: Okay. All right. Well, here's -- here's the
2 situation.

3 And, Ms. Woods, I'm constrained. I'm not trying the case
4 again. When an appeal comes to me from Magistrate's Court, I
5 can only look for clear errors of law, and in some -- in some
6 cases, some other things. And I don't see that here, and so
7 I'm going to have to affirm the lower court below.

8 I would ask that -- and, Ms. Jackson, you certainly don't
9 have to do this; you're entitled to do whatever you choose --
10 but for y'all to talk and see if there's a way to set up some
11 plan. I don't know if y'all are able to waive some late fees
12 or if you're able to put her on a plan where she pays a little
13 bit more each month to try to get caught up.

14 That's up to you, Ms. Jackson. You can certainly have a
15 judgment entered and try to collect from Ms. Woods or I guess
16 you can try to work something out where you can get the amount
17 of arrears that's owed. That's certainly up to you.

18 But -- so I will have to issue an Order that affirms the
19 lower court, but again, I would encourage y'all both to talk
20 to each other to see if there's a way that y'all can work out
21 a way so that she can stay and you can get your money back.

22 Again, that's not going to be in the Order. That's just
23 -- that's purely up to you, ma'am.

24 So I'll issue the Order. Ms. Woods, you'll receive a
25 copy of it as soon as it goes out.

1 And, again, if y'all are able to work something out, that
2 would be great. I think that would be good for all involved,
3 but that's going to have to be my ruling today.

4 All right. I thank you very much.

5 MS. JACKSON: Can I have -- can I ask one question?

6 THE COURT: Yes, ma'am.

7 MS. JACKSON: So what is that in layman terms?

8 THE COURT: The lower court's ruling stands. It will
9 stand. When y'all tried the case in Magistrate's Court, the
10 ruling that she gave, the decision that she gave, I'm going to
11 affirm, which that means that will stay in place. I'm not
12 going to mess with it.

13 MS. JACKSON: So she'll keep paying the bond payment?

14 THE COURT: Well, if y'all -- that's what I -- that's
15 what I wanted to suggest is -- and you have the right at this
16 point to contest her being there or you can work something out
17 where she continues to pay and tries to chip away at what she
18 owes at the same time, but that's entirely up to you.

19 Y'all won at the lower court. She's allowed to a bond
20 and pay it into court, but now that I have determined that
21 it's going to be affirmed, it's up to y'all -- it's up to you
22 about whether you want her to stay on as a tenant or not.

23 MS. JACKSON: Okay. So if the management -- well, which
24 the management company has told me that they want her to
25 vacate. We want repossession of the property.

1 THE COURT: Yes, ma'am.

2 MS. JACKSON: So, if that's the case, then what's the
3 next step?

4 THE COURT: The next step is that, when I issued the
5 Order, it will go to the Magistrate's Court, and then the
6 Magistrate's Court will deal with that -- that issue.

7 MS. JACKSON: Okay.

8 THE COURT: All right. Thank y'all very much.

9 MS. JACKSON: You're welcome.

10 (The hearing concluded.)

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Certificate of Transcriber

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CASE NAME/NUMBER: Kimberly Woods v. Greenbrier Apartments

DATE OF HEARING: 2/20/25

RECORDING METHOD: TEC Courtroom

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Bobbi Fisher

/s/ Bobbi Fisher _____

Bobbi Fisher, SC Official Court Reporter III, RPR

Transcript Prepared: 3/30/25

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